

HISTORIC AND DESIGN REVIEW COMMISSION
July 19, 2023

HDRC CASE NO: 2023-28172
ADDRESS: 11115 Wurzbach Road
LEGAL DESCRIPTION: NCB 16957 BLK 2 LOT 6 "JOSHUA GROUP"
ZONING: C-2
CITY COUNCIL DIST.: 8
APPLICANT: Jayhawk Group LP
OWNER: Jayhawk Group LP
TYPE OF WORK: Historic Landmark Designation
CASE MANAGER: Charles Gentry

REQUEST: The applicant is requesting a Historic Landmark Designation for 11115 Wurzbach Road.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner or by City Council. Such landmarks shall bear the words "historic, landmark" (HL) in their zoning designation. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any hearing regarding the designation by the historic and design review commission or zoning commission. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. Additionally, requests for designation by a property owner shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Initiation.**
 1. Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a request for review of historic significance or evaluation for eligibility for historic landmark designation. Owner consent to initiate historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Requests for historic landmark designation may be requested by or with verified written consent of a property owner and shall be made on a form obtained from the city historic preservation officer. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
 2. Requests made by a person who does not represent the property owner may be made by submitting a Request for Review of Historic Significance. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. Such request does not initiate the historic designation process or automatically result in interim controls. All applications shall be evaluated by the historic preservation officer and may be referred to the Historic and Design Review Commission for a Finding of Historic Significance in accordance with this section.
- g. **Decision.** A Finding of Historic Significance may be approved by the Historic Preservation Officer or by the historic and design review commission by a majority vote of members present. If approved, the Historic Preservation Officer will seek concurrence from the property owner. Property owners may verify or withdraw consent at any time during the designation process.
 1. All requests for a change in zoning to include a historic zoning overlay having either written,

- verified owner consent or resolution by City Council to proceed with the historic landmark designation will be processed in accordance with 35-421.
2. If the subject property owner does not consent to the proposed designation, the Historic Preservation Officer shall request City Council resolution to initiate historic landmark designation.
 3. To designate a historic landmark, the city shall obtain consent to the designation by the owner of the property or approval of designation by three-fourths (¾) vote of the Historic and Design Review Commission recommending the designation and a three-fourths (¾) vote by the City Council. If the property is owned by an organization that is a religious organization under Section 11.20, Tax Code, the property may be designated as a historic landmark only if the organization consents to the designation.
 4. Upon passage of any ordinance designating a historic landmark, or removing the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b). In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. **Criteria for Evaluation.**
 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**
 8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**
 13. **It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic, or cultural motif;**

FINDINGS:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The structure being designated at 11115 Wurzbach Road is a two-story stone dwelling built c. 1929, one of a group of extant structures made from native stone in the vicinity, which were part of a farm consisting of small homes and outbuildings. It's located in City Council District #8. The property is currently owned by Jayhawk Group LP. Wurzbach Road is named after William A. Wurzbach (1869-1939), the second child of Charles and Kate Wurzbach. William Wurzbach married Emily Schmeltzer, and in 1904 he purchased 1,200 acres in northwest San Antonio with his father-in-law, Gustav Schmeltzer. The Wurzbachs built their "summer retreat" at that location, near present day IH-10 and Wurzbach Road. This area was distant from downtown San Antonio, so there were few modern amenities. William Wurzbach constructed a paved road, installed power lines and phone lines, and built a house near Fredericksburg Road. In February 1908, William Wurzbach and Richard Bluemel donated land to the county government and the commissioners granted a petition to open to the public what was then known as "the Wurzbach Road," which ran northeast from Fredericksburg Road. In addition to the Wurzbachs, several other prominent San Antonio families owned property along the Wurzbach Road, where they maintained summer homes and farmland: Friedrich, Groos, Sullivan, et. al. The rural complex was built for Robert Wilson and Jennie Lorange, who purchased the property in 1926. Jennie passed away in 1932 and R.W. sold the property to Harry P Brown in 1933. In the 1934 city directory the property (with no street address) is listed as the residence of Harry P. Brown and his wife Marie. Harry Pearce Brown (1895-1966) was active in social and benevolent organizations and served as President of Brown Express Company.

According to the current owner, the property is commonly thought to be related somehow to a former zookeeper. Although the historic record did not reveal this connection, the prolific faux bois / trabajo rustico designs on the property provide a visual reference to similar installations in the zoo and Brackenridge Park.

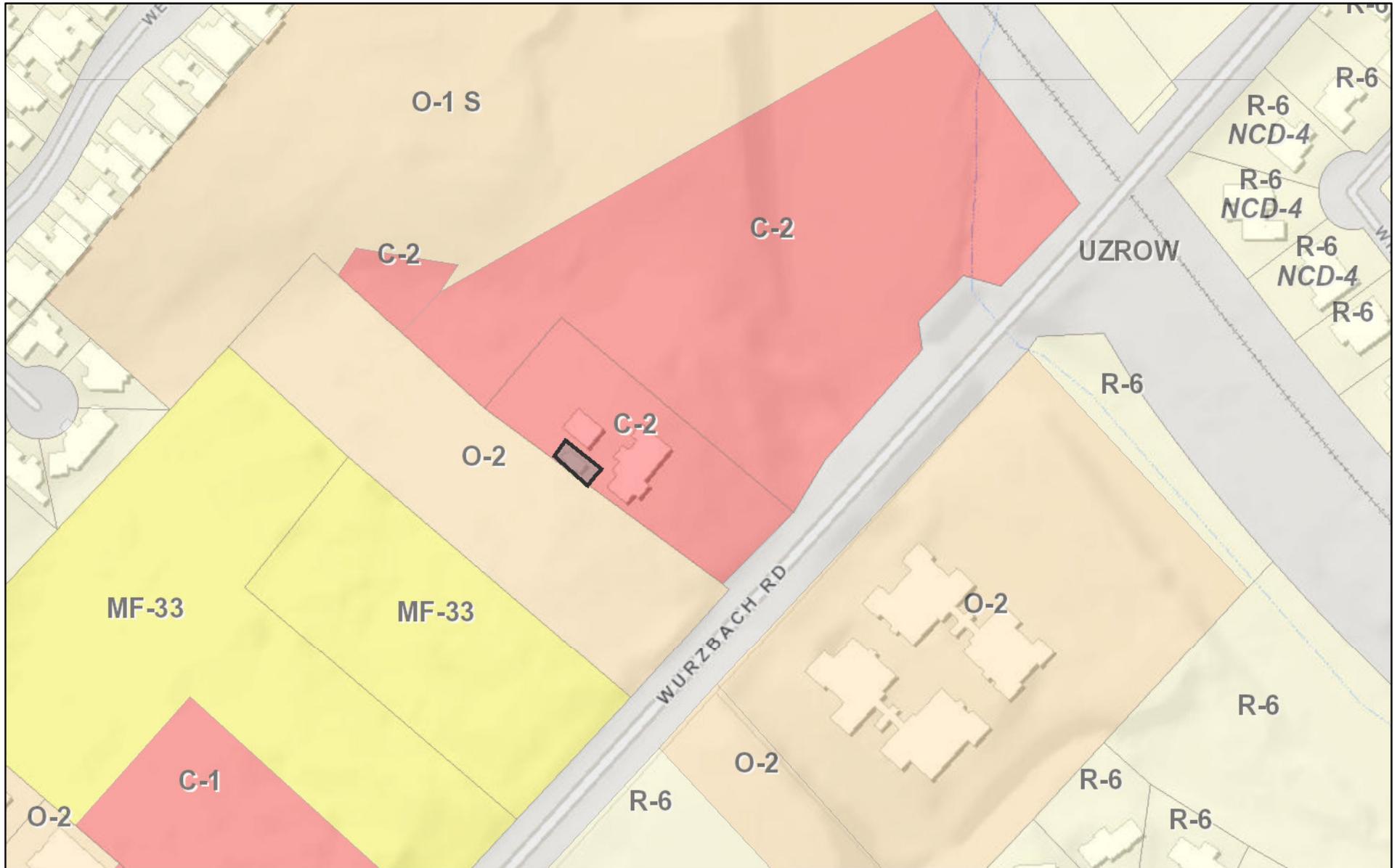
- c. **SITE CONTEXT:** The property at 11115 Wurzbach Road is located between Vance Jackson and Lockhill Selma roads, adjacent to the St. Matthew's Catholic Church Sports Complex and Devotional Park, and situated near condominium homes and a business park. The property is a park-like setting. Many works of concrete art by Antonio Acebedo Lopez (1890-1953) are on the property. Lopez was born in Sabinas, Hidalgo, Mexico, but when he arrived in San Antonio is unknown. It is believed that Lopez lived on Pastores Stret near the San Antonio zoo. His family is said to have worked for the city, and he worked for the zoo, feeding the animals. In 1932, the *San Antonio Light* reported that Lopez worked with Martin Marcial Delgado to assist in the construction of the trabajo rústico bridge in Brackenridge Park (built in 1925 and credited to Dionicio Rodríguez). From 1932 to the 1950s, Lopez worked on a number of projects that are now part of a private collection on this property, including a stone fountain crossed with fallen timber pieces and a peacock perched on a central log, a stepped pathway and footbridge, a small palapa, a large aviary, a birdbath, and other architectural details on a rock residence. The primary structure is currently in-use as a dental office. The rear of the property on the north side is open and slopes down into the St. Matthew's Catholic Church Devotional Park.
- d. **ARCHITECTURAL DESCRIPTION:** The subject of this assessment is the two story servants quarters in the rear of the primary residence and adjacent greenhouse. The servants quarters is a vernacular structure with a hipped roof that has a wide overhang with exposed rafters. A number of decorative features adorn the exterior, including an urn inset on the south façade surrounding by stone arch with eye-catching alternating colors. The entrance sits below ground level and this sunken porch is covered with a hipped roof supported by square stone columns. Paired one-over-one wood windows are present on the second story on the south and north facades. A single one-over-one wood window sits above a rear door on the east façade. On the north façade a small square stained glass window is centered over the paired windows. Two stucco additions on the north side of the building cover modern appliances (water heater, electric panel, etc.). The greenhouse is also stone and concrete with an empty wooden door frame; no roof is extant but the shape of the front and rear walls implies it was likely a front gable roof. The planter is u-shaped and built of the same stone as the servants quarters. The sidewalk is scored and appears to have been painted or stained in bright colors at one time.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, consistent with UDC sec. 35-607(b):
 - 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** as a vernacular stone structure built to accommodate rural agricultural functions while embodying distinctive design elements such as alternating stone colors and a recessed plaster urn.
 - 8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** as an intact residence in its original location retaining a high degree of integrity.
 - 13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic, or cultural motif;** as an important part of this rural residential compound that share similarities in material and design with few modern intrusions.
- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work

may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

- g. If the HDRC approves the Historic Landmark Designation, then the recommendation for designation is submitted to the Zoning Commission. The Zoning Commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. Per UDC Sec. 35-608, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION: Staff recommends approval of a Finding of Historic Significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 11115 Wurzbach to the Zoning Commission and to the City Council based on findings a through e.

City of San Antonio One Stop



July 14, 2023

drawGraphics_poly

 User drawn polygons

Zoning Overlay Label

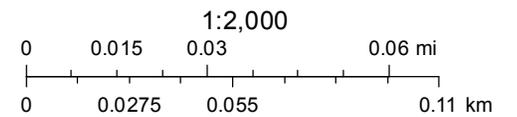




EXHIBIT "A"
METES & BOUNDS DESCRIPTION

BEING A 0.057 ACRE TRACT OUT OF MARIA TRINIDAD GUERRERA SURVEY NO. 88, ABSTRACT NO. 260, BEXAR COUNTY, TEXAS, SAID 0.056 ACRE TRACT BEING OUT OF LOT 6, BLOCK 2, N.C.B. 16957, SAN ANTONIO JOSHUA GROUP SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9550, PAGE 79, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 6 BEING CONVEYED TO "THE JAYHAWK GROUP, L.P." RECORDED IN VOL. 9001, PG. 1225, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.056 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a ½" set iron rod, a point in the southwesterly line of said Lot 6, a point in the northeasterly line of Lot 5, Block 2, N.C.B. 16957, One Elm Creek Subdivision, Recorded in Vol. 9400, Pg. 104, Deed and Plat Records of Bexar County, Texas, the west corner of herein described tract and the **POINT OF BEGINNING**;

THENCE into and across said Lot 6, the following (3) courses and distances:

1. N 40°08'57" E, a distance of 37.73 feet, to a point;
2. S 49°33'42" E, a distance of 65.16 feet, to a point;
3. S 39°10'53" W, a distance of 37.41 feet to a point in the southwesterly line of said Lot 6, same being the south corner of the herein described tract;

THENCE, N 49°51'03" W, a distance of 65.79 feet, with the common line of said Lot 5 and the herein described tract, to the **POINT OF BEGINNING**, containing 0.057 acres more or less.

THESE METES AND BOUNDS ARE TO BE USED FOR RE-ZONING PURPOSES ONLY AND DO NOT CONSTITUTE A LEGAL DESCRIPTION FOR CONVEYANCE OF PROPERTY OR DIVISION OF PROPERTY UNLESS OTHERWISE APPROVED BY CITY PLANNING & DEVELOPMENT SERVICES.

Basis of Bearing: Texas Central Zone NAD 83
All set ½" iron rods capped with "Amerisurveyors" cap.

STATE OF TEXAS §

May 9, 2023

COUNTY OF HAYS §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Aaron Micah Reynolds,
Registered Professional Land Surveyor
Registration No. 6644



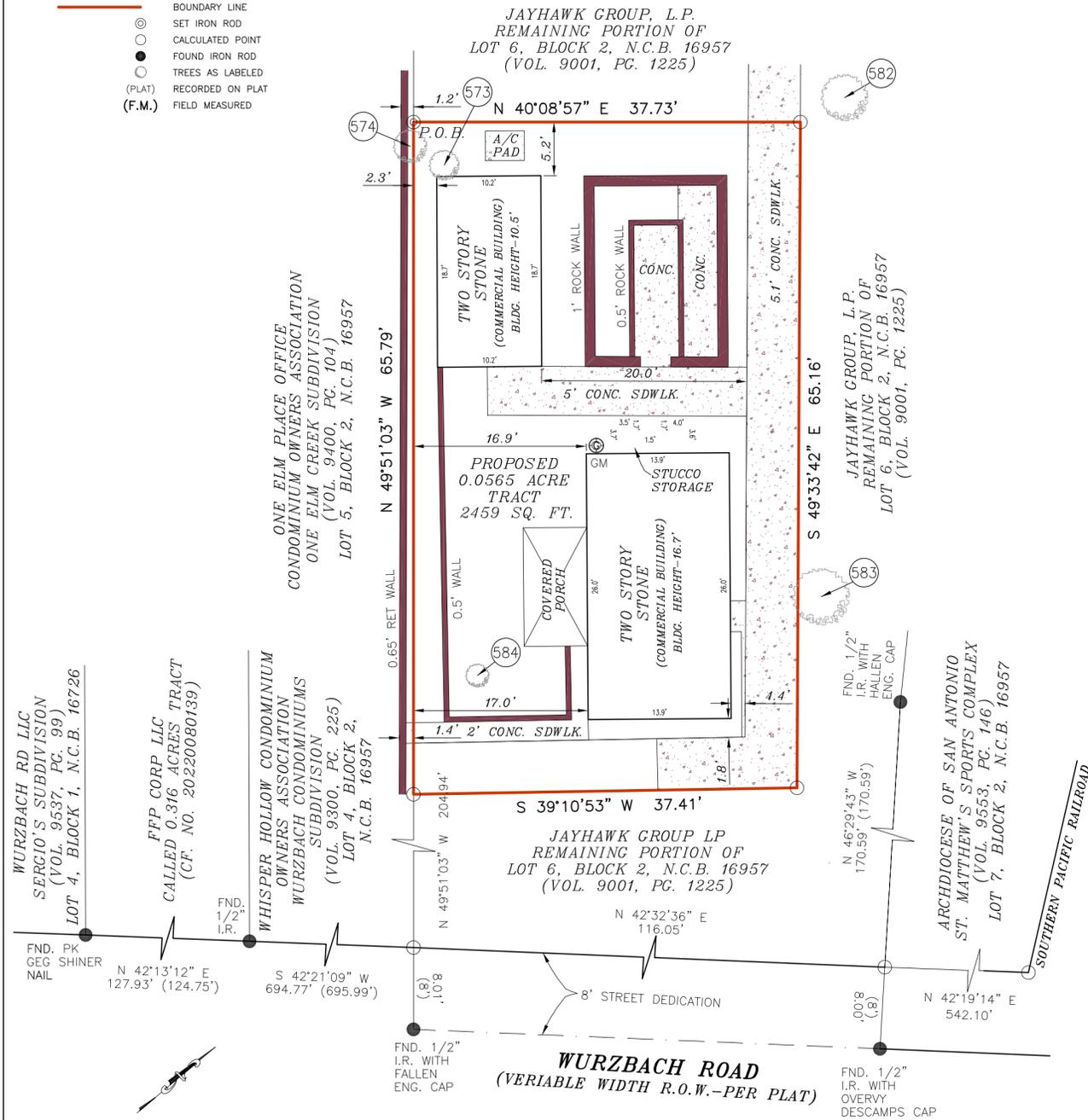
TREE TAG NO.#	DIAMETER	DESCRIPTION
573	9"	HACK
574	10"	ELM
575	12"	OAK
576	16"	OAK
577	12"	OAK
578	12"	OAK
579	12"	OAK
580	9"	OAK
581	11"	OAK
582	14"	ELM
583	17"	ELM
584	7"	MOONTIN LAUREL

LEGEND

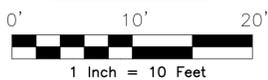
These standard symbols will be found in the drawing.

- BOUNDARY LINE
- ⊙ SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- TREES AS LABELED
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

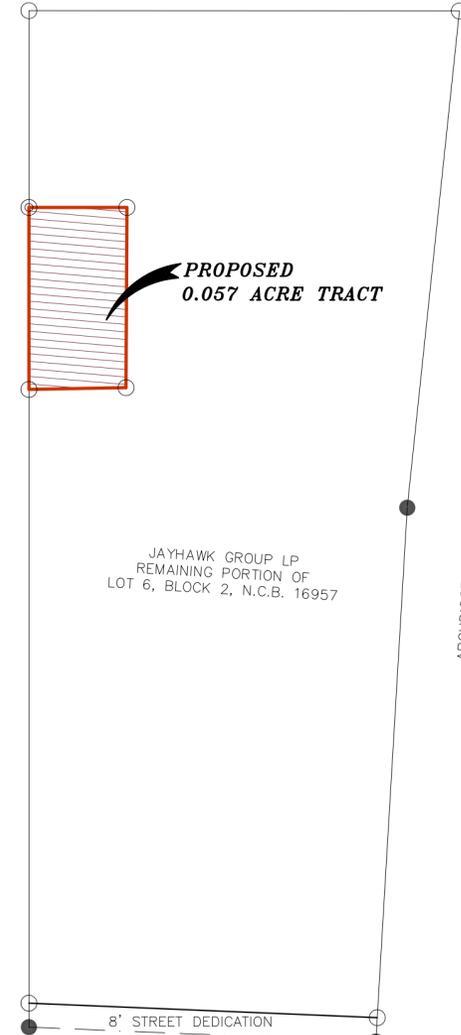
JAYHAWK GROUP, L.P.
REMAINING PORTION OF
LOT 6, BLOCK 2, N.C.B. 16957
(VOL. 9001, PG. 1225)



GRAPHIC SCALE



ARCHDIOCESE OF SAN ANTONIO
ST. MATTHEW'S SPORTS COMPLEX
(VOL. 9553, PG. 146)
LOT 7, BLOCK 2, N.C.B. 16957



KEY MAP

SCALE 1 : 40

Legal Description

SURVEY OF:
A PROPOSED 0.0565 ACRE TRACT, BEING PART OF LOT 6, BLOCK 2, N.C.B. 16957, SAN ANTONIO JOSHUA GROUP SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9550, PAGE 79, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS. SAID PROPOSED 0.057 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES & BOUNDS IN EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

Zoning Notes

Zoning Classification: C-2, COMMERCIAL DISTRICT
Permitted Use: YES
Building Setbacks: Side=10', Rear=30' (C-2)
Source: City of San Antonio, Texas Development Services Center
1901 South Alamo Street
San Antonio, TX 78204
Phone No.: 210-207-1111

SURVEYOR'S CERTIFICATION

I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to Borrower JAYHAWK GROUP LP Lender: _____ Title company: _____

that this map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on May 02, 2023.



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM



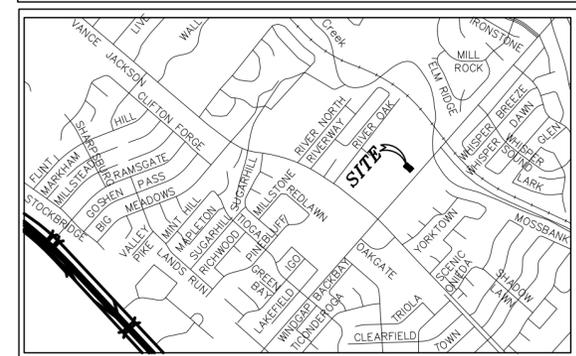
JAYHAWK GROUP, L.P.

11115 WURZBACH RD.,
SAN ANTONIO, TX 78230
BEXAR COUNTY, TEXAS



Aaron M. Reynolds
AARON MICAH REYNOLDS, P.L.S.
Registered Professional Land Surveyor
Registration No. 6644

Vicinity Map



LOCATION MAP

N.T.S.

Parking Tabulation

NO DESIGNATED PARKING SPACES FOUND.

General Survey Notes

1. BASIS OF BEARING, TEXAS SOUTH CENTRAL ZONE, NAD 83.
2. BEXAR COUNTY APPRAISAL DISTRICT ACCOUNT PROPERTY ID: 634175
3. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
4. THERE IS NO DIRECT ACCESS POINT TO THE SUBJECT PROPERTY FROM WURZBACH ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY. A INGRESS/EGRESS EASEMENT WILL NEED TO BE CREATED.
5. ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.
7. ON THE DATE OF THE FIELD SURVEY THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

Flood Zone

At date of this survey, the property is in FEMA designated ZONE _____, as verified by FEMA map Panel No: 48029C 0245 G, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by an Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

ALTA/NSPS Land Title Survey

JOB NO.:	2305095008	NO.	REVISION	DATE
DATE:	05/02/23			
DRAWN BY:	JD/RH/DBT			
APPROVED BY:	AMR			

11115 Wurzbach Rd - Photos



11115 Wurzbach Rd - Photos



11115 Wurzbach Rd - Photos



11115 Wurzbach Rd - Photos

